

P/O 36-1
NEW P/O 41-5TRANSFER
TAX
PAIDWARRANTY DEED
Know All Men By These Presents

030284

That George D. Craig and Gloria S. Craig, Trustees of Kennebec Realty Trust, a Trust established by Declaration of Trust dated May 1, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3680, Page 32, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by Wal-Mart Stores, Inc., an Arkansas corporation having a principal place of business in Bentonville, Arkansas and a mailing address of 701 South Walton Boulevard, Bentonville, AR 72716, the receipt whereof, we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Wal-Mart Stores, Inc., its successors and assigns forever;

A CERTAIN parcel of land situated on the southerly side of Kennedy Memorial Drive in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at a point on the assumed southerly sideline of Kennedy Memorial Drive at the northeast corner of the land formerly of William T. Cottle, Jr. (Book 3545, Page 221) now owned by Wal-Mart Stores, Inc., which point is situated S 82° 04' 35" E a distance of 167.37 feet from the northeast corner of the land now or formerly of Lucien F. Mathieu (see Book 2219, Page 130) as shown on "Standard Boundary Survey and Topographic Survey on Kennedy Memorial Drive, Waterville, Maine for Wal-Mart Stores, Inc., dated February 20, 1992" by Owen Haskell, Inc.; thence the following courses by the land of William T. Cottle, Jr.; S 05° 34' 55" W a distance of 289.51 feet; S 81° 55' 05" E a distance of 23.40 feet; S 08° 04' 55" W a distance of 456.50 feet; S 84° 12' 55" W a distance of 455.00 feet; S 86° 47' 55" W a distance of 320.30 feet to a point on the southeasterly sideline of Route I-95 from which point a radial line bears N 67° 12' 31" W; thence southwesterly by Route I-95 by a curve to the right having a radius of 11,584.16 feet an arc distance of 32.21 feet; thence the following courses by the remaining land of Kennebec Realty Trust; S 60° 17' 45" E a distance of 733.41 feet; N 51° 46' 35" E a distance of 161.56 feet; northeasterly by a curve to the left having a radius of 340.00 feet an arc distance of 112.75 feet; N 32° 46' 35" E a distance of 529.00 feet; northeasterly by a curve to the right having a radius of 260.00 feet an arc distance of 28.36 feet; N 39° 01' 35" E a distance of 205.42 feet; northeasterly and northerly by a curve to the left having a radius of 340.00 feet an arc distance of 183.96 feet; N 08° 01' 35" E a distance of 147.73 feet to the assumed southerly sideline of Kennedy Memorial Drive; thence N 81° 58' 25" W by Kennedy Memorial Drive 80.00 feet; thence the following courses by the remaining land of Kennebec Realty Trust; S 08° 01' 35" W a distance of 147.73 feet; southerly and southwesterly by a curve to the right having a radius of 260.00 feet an arc distance of 140.67 feet; S 39° 01' 35" W a distance of 46.26 feet; N 56° 03' 45" W a distance of 198.00 feet; N 33° 56' 15" E a distance of 261.00 feet to the assumed southerly sideline of Kennedy Memorial Drive; thence the following courses by Kennedy Memorial Drive; N 81° 58' 25" W a distance of 275.00 feet; N 08° 56' 45" E a distance of 5.00 feet; N 82° 04' 35" W a distance of 36.63 feet to the point of beginning.

SAID parcel contains 12.30 acres. All bearings are based on the Maine State Grid West Zone.

This transfer is the conveyance of a parcel of land to the owner (Wal-Mart Stores, Inc.) of a parcel of land abutting the parcel of land herein conveyed.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Wal-Mart, Inc., its successors and assigns, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said George D. Craig and Gloria S. Craig, as Trustees of Kennebec Realty Trust have hereunto set our hands and seals this 30th day of October, 1992.

Signed, Sealed and Delivered
in the presence of

ST Dubord
ST Dubord

George D. Craig
George D. Craig, Co-Trustee
Gloria S. Craig
Gloria S. Craig, Co-Trustee

STATE OF MAINE
COUNTY OF KENNEBEC

Date: October 30, 1992

Personally appeared the above named George D. Craig and Gloria S. Craig, as Trustees of Kennebec Realty Trust and acknowledged the above instrument to be their free act and deed in said capacity and the free act and deed of Kennebec Realty Trust.

Before me,

ST Dubord
Notary Public

RECEIVED KENNEBEC SS.
1992 OCT 30 PM 1:19

ATTEST: Thomas B. Moore
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1995

